

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 10, 2004**

UNAPPROVED DRAFT
Completed 3/16/2004

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank de la Fe, Hunter Mill District
Janet R. Hall, Mason District
James Hart, Commissioner At-Large
Suzanne F. Harsel, Braddock District
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District

6 pages

ABSENT: Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Lawrence MOVED TO DEFER RZ/FDP 2003-PR-037, JAMES S. AUDIA AND MANUEL G. SERRA, TO A DATE CERTAIN OF MARCH 18, 2004.

Commissioners Koch and Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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Commissioner Lawrence MOVED TO DEFER THE DECISION ON SE 2003-PR-026, SAFEWAY, INC., TO A DATE CERTAIN OF MARCH 24, 2004, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Lusk and Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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FS-P04-3 – OMNIPOINT (T-MOBILE) – 2900 Sutton Road

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-P04-3.

Commissioners Koch and Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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RZ 2003-MV-051 - VIRGINIA BUILDERS (Decision Only)

(The Public Hearing on this application was held on February 11, 2004. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE RZ 2003-MV-051, SUBJECT TO EXECUTION OF PROFFERS DATED 10 FEBRUARY 2004.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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RZ 2003-SU-040 - LWL, LLC

PCA 78-S-063-04 – LWL, LLC

SE 2003-SU-025 – LWL, LLC (Decision Only)

(The Public Hearing on this application was held on February 26, 2004. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Koch MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-SU-040, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 9, 2004.

Commissioners Byers and Lusk seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining and Commissioner Wilson absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 78-S-063-04.

Commissioners Byers and Lusk seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining and Commissioner Wilson absent from the meeting.

Commissioner Koch MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-2003-SU-025, SUBJECT TO THE EXECUTION OF DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JANUARY 28, 2004.

Commissioners Byers and Lusk seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining and Commissioner Wilson absent from the meeting.

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ZONING ORDINANCE AMENDMENT (STORMWATER MANAGEMENT) (Decision Only)
(The Public Hearing for this application was held on February 19, 2004. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STORMWATER MANAGEMENT FACILITIES SUBMISSION REQUIREMENTS AS ADVERTISED AND AS SHOWN IN THE STAFF REPORT DATED JANUARY 26, 2004, WITH AN EFFECTIVE DATE OF JULY 1, 2004.

Commissioners Byers, de la Fe, and Lusk seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

Commissioner Alcorn also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT THEY REQUEST STAFF REVIEW FOR THE ADDITION OF A STORMWATER MANAGEMENT FACILITIES SUBMISSION REQUIREMENT SPECIFICALLY FOR SUBDIVISION LOT WIDTH VARIANCE APPLICATIONS THAT RESULT IN ONE OR MORE ADDITIONAL LOTS, AND THAT THIS ITEM BE PLACED ON THE NEW REQUEST LIST FOR PRIORITIZATION DURING THE DEVELOPMENT OF THE NEXT ZONING ORDINANCE AMENDMENT WORK PROGRAM.

Commissioners Lusk and Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. SEA 01-M-006 - BANK OF AMERICA, N.A
2. SE 2003-MV-042 – H. BRADFORD GLASSMAN AND FAIRFAX COUNTY BOARD OF SUPERVISORS

This order was accepted without objection.

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SEA 01-M-006 - BANK OF AMERICA, N.A. - Appl under Sects. 7-607, 4-804, 2-904 and 9-618 of the Zoning Ordinance to amend SE 01-M-006 previously approved for a mini-warehouse establishment and modifications/waivers/increases in a commercial revitalization district to permit mini-warehouse, modifications/waivers/increases in a commercial revitalization district and drive-in bank. Located at 6307 Arlington Blvd.

on approx. 1.81 ac. of land zoned C-8, CRD, HC and SC. Tax Map 51-3
((1)) 8A. MASON DISTRICT. PUBLIC HEARING.

Hillary Zahm, planner with Cooley Goodwin, reaffirmed the affidavit dated February 24, 2004. There were no disclosures by Commission members.

Commissioner Hall asked Chairman Murphy to ascertain whether there were any speakers in opposition to the application. There being none, Commissioner Murphy asked that presentations by staff and the applicant be waived and the public hearing closed. There being no objections, Chairman Murphy closed the public hearing and recognized Commissioner Hall for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 01-M-006, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MARCH 10, 2004.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Wilson absent from the meeting.

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SE 2003-MV-042 – H. BRADFORD GLASSMAN AND FAIRFAX COUNTY BOARD OF SUPERVISORS - Appl. under Sect. 2-904 of the Zoning Ordinance to permit a dwelling in the floodplain. Located at 6428 Potomac Ave. on approx. 7,000 sq. ft. of land zoned R-3. Tax Map 93-2 ((8)) (27) 31 and 32. Also under the Board's consideration will be the applicant's request for an exception under Sect 188-6-9 of Chapter 118 (Chesapeake Bay Preservation Ordinance) of the Code of the County of Fairfax to permit construction in a Resource Protection Area. MOUNT VERNON DISTRICT. PUBLIC HEARING.

H. Bradford Glassman, applicant, reaffirmed the affidavit dated November 14, 2003. There were no disclosures by Commission members.

Cathy Belgin, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Responding to a question from Commissioner Byers, Ms. Belgin explained the differences between the site plan distributed this evening and the one included in the staff report. She noted that the applicant sought a concurrent Chesapeake Bay Exception to permit construction in a Resource Protection Area because of the proposed 1000 additional square feet of impervious surface area.

Mr. Glassman called attention to a minor grading change on the plat. He stated he was not going to give a presentation but asked if the Commissioners had any questions.

There being no speakers for this application, Chairman Murphy noted that a rebuttal statement was not necessary.

There were no comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE 2003-MV-042, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN THE STAFF REPORT.

The Commission as a whole seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

Commissioner Byers also MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE CBE NUMBER 0261934, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1-C, OF THE STAFF REPORT.

The Commission as a whole seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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The meeting was adjourned at 9:40 p.m
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Heidi E. Baggett

Approved on:

Vacant, Clerk to the
Fairfax County Planning Commission